040.0	0002	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	869,800 /	869,800
					USE VALUE:	869,800 /	869,800
					ASSESSED:	869,800 /	869,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NORTHCREEK CORP
Owner 2:	
Owner 3:	
Street 1:	92 MERRIMAC ST
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	SCHIAVONE ANTHONY/ETAL -
Owner 2:	CRADDOCK BARBARA -
Street 1:	7 KENNEDY ROAD
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2156 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3908.000	437,400	2,600	429,800	869,800
Total Card	0.090	437,400	2,600	429,800	869,800
Total Parcel	0.090	437,400	2,600	429,800	869,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.43 /Parcel: 403.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26448

GIS Ref

GIS Ref

Insp Date 11/10/18

!3265!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 040.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	437,400	2600	3,908.	429,800	869,800		Year end	12/23/2021
2021	104	FV	418,300	2600	3,908.	429,800	850,700		Year End Roll	12/10/2020
2020	104	FV	418,400	2600	3,908.	429,800	850,800	850,800	Year End Roll	12/18/2019
2019	104	FV	326,100	4400	3,908.	456,700	787,200	787,200	Year End Roll	1/3/2019
2018	104	FV	326,100	4400	3,908.	333,100	663,600	663,600	Year End Roll	12/20/2017
2017	104	FV	306,600	4400	3,908.	290,100	601,100	601,100	Year End Roll	1/3/2017
2016	104	FV	306,600	4400	3,908.	247,100	558,100	558,100	Year End	1/4/2016
2015	104	FV	274,500	4400	3,908.	241,800	520,700	520,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:49:46

LAST REV

Date	Time
09/15/21	15:46:04
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3265

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHIAVONE ANTHO	78294-469	1	7/21/2021		900,000	No	No		
TOCIO RONALD/ET	24930-21		10/18/1994		207,000	No	No		Y

USER DEFINED

Prior Id # 1:	26448
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2001	360	Porch	7,000	C				REBUILD FRONT PORC
5/27/1998	348	Manual	5,650					REPLACE BACK PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	SQ Mailed	JO	Jenny O
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	163	PATRIOT
4/11/2000	Inspected	276	PATRIOT
3/1/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3908		Sq. Ft.	Site		0	80.	1.37	1									429,792						429,800	

Total AC/HA:	0.08972	Total SF/SM:	3908	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	429,792	Spl Credit		Total:	429,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.19460583
Const Adj.:	0.98255032
Adj $ / SQ:	211.277
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	633901
Depreciation:	196509
Depreciated Total:	437392

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

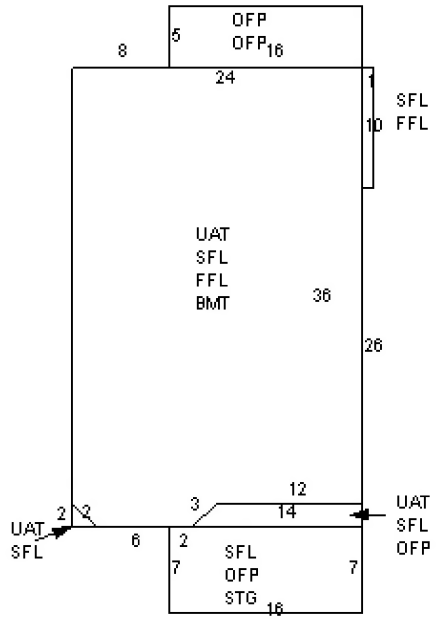
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	211.28
Special Features:	0	Val/Su Net:	126.78
Final Total:	437400	Val/Su SzAd	226.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,034	211.280	218,460
FFL	First Floor	894	211.280	188,882
BMT	Basement	884	63.380	56,031
OFP	Open Porch	298	21.650	6,452
UAT	Upper Attic	228	147.890	33,720
STG	Storage	112	7.650	857

Net Sketched Area:	3,450	Total:	504,402
Size Ad	1928	Gross Area	4134	FinArea	2156
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	PR	1924	22.72	T	64	104			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600